

EXHIBIT B

BILTMORE COMMERCIAL PROPERTIES I, LLC

via Federal Express

October 18, 2018

Ms. Tammi Banaszak
Lease Administrator
Sears Holdings Management Corp.
Real Estate Department, 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

Re: Kmart #3886, 980 Brevard Road, Asheville, NC 28806

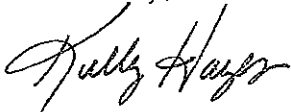
Dear Ms. Banaszak:

Enclosed is a package detailing the common area charges for the third quarter of 2018 for the above-referenced store. The package includes a listing of charges for the period July 1, 2018 through September 30, 2018. Supporting invoices and a statement are included indicating Kmart's share totals \$8,347.03 for the time period.

As a reminder, according to the Lease covering the property, Tenant should submit payment within 30 days from receipt of Landlord's invoice submission.

If you have any questions, please contact me at the number listed below.

Sincerely,



Kelly Hayes
Property Manager

KH:jms

Enclosures



Shipment Receipt

Address Information

Ship to:

Ms. Tammi Banaszak
Sears Holdings Management
Corp.

3333 Beverly Road

REAL ESTATE

DEPARTMENT 824RE

HOFFMAN ESTATES, IL

601790001

US

8472860516

Ship from:

Kelly Hayes
Biltmore Farms, LLC

ONE TOWN SQUARE
BLVD

Suite 330

Asheville, NC

28803

US

8282092000

Shipment Information:

Tracking no.: 773520605330

Ship date: 10/19/2018

Estimated shipping charges: 13.48 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: FedEx 2Day AM

Package type: FedEx Envelope

Number of packages: 1

Total weight: 0.60 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: MyAccount-043

Your reference: 3rd Quarter

P.O. no.:

Invoice no.:

Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

BILTMORE COMMERCIAL PROPERTIES I, LLC
PLAZA at BILTMORE SQUARE
COMMON AREA MAINTENANCE COST BREAKDOWN
July 1, 2018 through September 30, 2018

Summary

<u>CATEGORY</u>	<u>TOTAL</u>
General Maintenance	\$2,273.64
Landscaping/Parking Lot Maintenance	\$6,850.50
Parking Lot Lighting	\$5,307.10
<u>TOTAL PLAZA COSTS</u>	<u>\$ 14,431.24</u>
Total Plaza square footage	180,201
Total Kmart square footage	<u>104,231</u>
Kmart %	57.84%
<u>Kmart's share of CAM costs</u>	<u>\$ 8,347.03</u>

Amount Due for July 1, 2018 through September 30, 2018 \$ 8,347.03

**DUE UPON
RECEIPT**

Please remit payment to: Biltmore Commercial Properties I, LLC
PO Box 5355
Asheville, NC 28813

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN July 1, 2018 through September 30, 2018			
<u>GENERAL MAINTENANCE</u>			
<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>COST</u>
15-Jul	Republic Services	Trash Removal	\$77.34
27-Jul	CED	Digital Timer for Time Clock	\$187.75
30-Jul	CED	Lighting Supplies	\$357.27
31-Jul	Biltmore Farms	Labor	\$200.00
10-Aug	West Electric	Time Clock Replacement	\$140.00
15-Aug	Republic Services	Trash Removal	\$77.34
31-Aug	Biltmore Farms	Labor	\$100.00
5-Sep	CED	Bulbs	\$292.86
14-Sep	CED	Bulb	\$58.74
15-Sep	Republic Services	Trash Removal	\$77.34
16-Sep	West Electric	LED Lamps and Wall Packs	\$245.00
30-Sep	Biltmore Farms	Labor	\$460.00
			\$ 2,273.64
<u>LANDSCAPING/PARKING LOT MAINTENANCE</u>			
1-Jul	Snow Creek	Land Exterior-Contracted Svcs	\$585.00
31-Jul	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$806.75
31-Jul	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
1-Aug	Snow Creek	Land Exterior-Contracted Svcs	\$585.00
17-Aug	Mobile Magic	Pressure wash sidewalks	\$723.00
31-Aug	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
31-Aug	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$867.75
1-Sep	Snow Creek	Land Exterior-Contracted Svcs	\$585.00
19-Sep	Snow Creek	Trim slopes behind Center	\$540.00
30-Sep	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$793.00
30-Jun	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
			\$ 6,850.50
<u>PARKING LOT LIGHTING</u>			
23-Apr	Progress Energy	Corner Brevard & Sardis	\$1,770.79
22-May	Progress Energy	Corner Brevard & Sardis	\$1,858.66
22-Jun	Progress Energy	Corner Brevard & Sardis	\$1,677.65
			\$ 5,307.10

Invoice

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343 HILLIARD AVE
ASHEVILLE, NC 28801

T: 8282525313 F: 8282525363

INVOICE NO.	INVOICE DATE
0193-614582	07/27/2018
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

RECEIVED JUL 27 2018 SHIP TO:

SOLD TO:

BILTMORE FARMS
P.O. BOX 5355
ASHEVILLE, NC 28813

BILTMORE FARMS
ONE TOWN SQUARE BLVD
SUITE 330
ASHEVILLE, NC 28803

ACCOUNT #/NAME		JOB NAME		CUSTOMER ORDER NO.							
Z8-08110 BILTMORE FARMS				PLAZA							
SALESPERSON		SHIPPING INFORMATION		SHIP VIA		SHIP DATE					
4000 JG		PREPAID		OUR TRUCK		07/26/2018					
QTY ORDERED	PRODUCT CODE	DESCRIPTION	C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D		
1	TORK DTU40	40A DIG TMR		1	175.47	E		175.47	2.0		
<p>Time clock</p> <p>502.502.001.601910.003</p> <p>8/10/18 KH</p> <p>8/8/19</p> <p>Jeremy Lopez</p>											
<p>TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.</p> <p>MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.</p> <p>A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.</p> <p>THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.</p>			CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES.			MERCHANDISE		175.47			
			B - BACK ORDERED, WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.			SALES TAX		7.00000		12.28	
			C - CANCELLED, NOT IN STOCK, UNABLE TO PURCHASE LOCALLY.			SHIPPING CHARGE				0.00	
			CASH DISCOUNT 3.51 OFF TOTAL DUE (INCLUDING SALES TAX) IF PAID BY THE 10TH OF THE MONTH FOLLOWING PURCHASE			TOTAL DUE		187.75			

Invoice

Page 1 of 1



343 HILLIARD AVE
ASHEVILLE, NC 28801

T: 8282525313 F: 8282525363

INVOICE NO.	INVOICE DATE
0193-614484	07/30/2018
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

SOLD TO:

SHIP TO:

BILTMORE FARMS
P.O. BOX 5355
ASHEVILLE, NC 28813

BILTMORE FARMS
ONE TOWN SQUARE BLVD
SUITE 330
ASHEVILLE, NC 28803

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.					
Z8-08110 BILTMORE FARMS			PLAZA			JEREMY 450-4839					
SALESPERSON			SHIPPING INFORMATION			SHIP VIA			SHIP DATE		
0600 BS			PREPAID			OUR TRUCK			07/25/2018		
QTY ORDERED	PRODUCT CODE		DESCRIPTION		C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D
1	SYL	M400/SUPER5KIT	47338 400 MH 5 TAP BALLAST			1	76.10	E		76.10	2.0
6	SYL	M400/U/ED37	64036 CLR BT37MOG MH LAMP			6	13.50	E		81.00	2.0
12	SYL	M175/U/ED28	64030 BT28MOG MH LAMP		B	10	17.68	E		176.80	2.0
ABOVE LAMPS MOGUL BASE NICK TO PRICE PLEASE DELIVER 07/25/18											
502.502.001.602510.006 KH 8/10/18 Jeremy [Signature] 8/8/18											
TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER. MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART. A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS. THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.					CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES. B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL. C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.			MERCHANDISE		333.90	
								SALES TAX		7.00000 23.37	
								SHIPPING CHARGE		0.00	
					CASH DISCOUNT 6.68 OFF TOTAL DUE (INCLUDING SALES TAX) IF PAID BY THE 10TH OF THE MONTH FOLLOWING PURCHASE			TOTAL DUE		357.27	

Biltmore Farms
 One Town Square Blvd. Suite 330
 Asheville, NC 28803

Invoice: N3832787

Invoice printed on: 7-Aug-18 10:06A
 by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5281169-pm

Purchase Order: default

Reported by Kelly Hayes

Invoice created by Allison Black - Biltmore Farms on behalf of Jeremy Taylor, Biltmore Farms

Approved by Kelly Hayes, Biltmore Farms

Report time 1-Jul-18 7:06A

completion time 2-Jul-18 8:00A

Incident description:

Plaza PM
 Monthly PM of Plaza

Service instructions:

Bill to: Kelly Hayes
 Biltmore Farms

Suite 330
 Asheville, NC 28803

Service location: 980 Brevard Rd
 Suite 100
 Asheville, NC 28806

Services Provided

-Replaced 3-175 Watt Bulbs -Replaced 1-400 Watt Bulb

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
7-Aug-18	5	Plaza Monthly PM labor	no		40.00	200.00
Subtotal						200.00
(Tax rate: 8.25%) Tax						0.00
Total						200.00

West Electric LLC
240 HOOKERS GAP ROAD
Leicester, NC 28748
(828) 776-0873
west.anthony58@gmail.com



INVOICE

BILL TO
Kelly Hayes
Blimore Farms

INVOICE # 1227
DATE 08/10/2018
DUE DATE 09/09/2018
TERMS Net 30

	AMOUNT
- Replaced the digital time clock at the plaza.	140.00
<hr/>	
BALANCE DUE	\$140.00

9/13/18

502-502-001-602610-003



1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001577360
Invoice Date August 15, 2018
Previous Balance \$141.79
Payments/Adjustments -\$141.79
Current Invoice Charges \$77.34

Total Amount Due \$77.34	Payment Due Date September 04, 2018
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/24	24146	-\$64.45
Payment - Thank You 08/01	24156	-\$77.34

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A172620728 Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 09/01-09/30			\$77.34	\$77.34
CURRENT INVOICE CHARGES				\$77.34

502 502 001
604310.001

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Amount Due	\$77.34
Payment Due Date	September 04, 2018
Account Number	3-0693-0015771
Invoice Number	0693-001577360

Return Service Requested

Total Enclosed

77.34



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

BILTMORE COMMERCIAL PROP 1LLC
~~CRATE HOPKINS~~ Kelly Hayes
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5006

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3849114

Invoice printed on: 5-Sep-18 9:50A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5312151a

Purchase Order: default

Reported by Kelly Hayes

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Kelly Hayes, Biltmore Farms

Report time 29-Aug-18 8:11A

completion time 29-Aug-18 4:45P

Incident description:

Plaza PM Monthly PM of Plaza

Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

-Replaced 10-175 Watt Bulbs

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
30-Aug-18	2.5	- Plaza PM Monthly PM of Plaza	labor	no		40.00	100.00
						Subtotal	100.00
(Tax rate: 8.25%)						Tax	0.00
						Total	100.00

Terms: Needs Ballast Changed West ELC. Is Coming Wednesday Or Thursday To Change It.

Invoice

Page 1 of 1

CEED CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

343 HILLIARD AVE
ASHEVILLE, NC 28801

T: 8282525313 F: 8282525363

INVOICE NO.	INVOICE DATE
0193-620190	09/05/2018
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

SOLD TO:

BILTMORE FARMS
P.O. BOX 5355
ASHEVILLE, NC 28813

SHIP TO:

BILTMORE FARMS
343 HILLIARD AVENUE
ASHEVILLE, NC 28801

RECEIVED SEP 05 2018

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.		
Z8-08110 BILTMORE FARMS			PLAZA			PLAZA		
SALESPERSON			SHIPPING INFORMATION			SHIP VIA		
9800 WF			PREPAID			WILL CALL		
						SHIP DATE		
						09/04/2018		
QTY ORDERED	PRODUCT CODE	DESCRIPTION	C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION
2	LIGF LED8038E40A	14 WATT MED BASE		2	38.44	E		76.88
2	LIGF LED8033E57	35W LED MED BASE 5700K		2	54.90	E		109.80
2	PS 8681	MED SOCKET ADAPTER		2	6.06	E		12.12
1	LIGF LED8024M57	45W LED MOGUL BASE 5700K		1	74.90	E		74.90
<p>BULB'S</p> <p>502-502-001-602510-006</p> <p>KH</p> <p>10/2/18</p> <p><i>John Taylor</i></p> <p>10/1/18</p>								
TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.						MERCHANDISE		273.70
MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.						SALES TAX		19.18
A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.						SHIPPING CHARGE		0.00
THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.						TOTAL DUE		292.86

CODE TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER. THIS CODE IS USED ON OUR INVOICES.

B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.

C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.

CASH DISCOUNT 0.24 OFF TOTAL DUE (INCLUDING SALES TAX) IF PAID BY THE 10TH OF THE MONTH FOLLOWING PURCHASE

Invoice

Page 1 of 1



343 HILLIARD AVE
ASHEVILLE, NC 28801

T: 8282525313 F: 8282525363

INVOICE NO.	INVOICE DATE
0193-621358	09/14/2018
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

SOLD TO:

SHIP TO:

BILTMORE FARMS
P.O. BOX 5355
ASHEVILLE, NC 28813

BILTMORE FARMS
343 HILLIARD AVENUE
ASHEVILLE, NC 28801

ACCOUNT #/NAME			JOB NAME		CUSTOMER ORDER NO.				
Z8-08110 BILTMORE FARMS					PLAZA				
SALESPERSON			SHIPPING INFORMATION		SHIP VIA		SHIP DATE		
9700 NR			PREPAID		WILL CALL		09/13/2018		
QTY ORDERED	PRODUCT CODE	DESCRIPTION	CODE	QTY SHIPPED	PRICE	PER	DISC.	EXTENSION	C / D
1	LIGEF LED8033E67	35W LED MED BASE 5700K		1	54.90	E		54.90	0.0
<p><i>Bu1B</i></p> <p><i>502-502-001-602510.006</i></p> <p><i>10/2/2018</i></p> <p><i>Jeremy Laker</i></p> <p><i>10/11/18</i></p>									
TITLE TO MERCHANDISE PASSED AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.					MERCHANDISE		54.90		
MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.					SALES TAX		7.00000 3.84		
A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.					SHIPPING CHARGE		0.00		
THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.					NET PAYMENT IS DUE BY THE 15TH OF THE MONTH FOLLOWING PURCHASE		TOTAL DUE 58.74		

West Electric LLC
240 HOOKERS GAP ROAD
Leicester, NC 28748
(828) 776-0873
west.anthony58@gmail.com



INVOICE

BILL TO
Kelly Hayes
Bilmore Farms

INVOICE # 1237
DATE 09/16/2018
DUE DATE 10/16/2018
TERMS Net 30

	AMOUNT
Installed (3) Retro LED Lamps on the Kmart Building at the plaza.	105.00
Installed (3) Retro LED Lamps in the wall packs on the Papa's and Beer Building at the plaza	140.00

BALANCE DUE

\$245.00

502.502.001.602510.003

KH
9/18/18

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3851281

Invoice printed on: 3-Oct-18 10:49A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5343907
Purchase Order: default
Reported by Paul Bowsman
Invoice created by Jeremy Taylor, Biltmore Farms
Approved by Paul Bowsman, Biltmore Farms
Report time 31-Aug-18 7:20P
completion time 4-Sep-18 8:15A
Incident description:
Assist Kelly with Sewer line work
Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Ext.
5-Sep-18	3	labor	labor no			40.00	120.00
						Subtotal	120.00
(Tax rate: 8.25%)						Tax	0.00
						Total	120.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3866861

Invoice printed on: 2-Oct-18 11:22A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5344126-pm

Purchase Order: default

Reported by Kelly Hayes

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Kelly Hayes, Biltmore Farms

Report time 1-Sep-18 7:08A

completion time 4-Sep-18 8:15A

Incident description:

Plaza bi-weekly blow curb lines, pick up trash

Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
28-Sep-18	5	Plaza bi-weekly blow curb lines, pick up trash Completed By Jonathon and Matt 2-Men 2.5 Hours Each	labor	no	40.00	200.00
						Subtotal 200.00
(Tax rate: 8.25%)						Tax 0.00
						Total 200.00

Biltmore Farms
 One Town Square Blvd. Suite 330
 Asheville, NC 28803

Invoice: N3860017

Invoice printed on: 2-Oct-18 11:23A
 by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5344082-pm
 Purchase Order: default
 Reported by Kelly Hayes
 Invoice created by Jeremy Taylor, Biltmore Farms
 Approved by Kelly Hayes, Biltmore Farms
 Report time 1-Sep-18 7:08A
 completion time 4-Sep-18 8:15A
 Incident description:
 Plaza PM
 Monthly PM of Plaza
 Service instructions:

Bill to: Kelly Hayes
 Biltmore Farms

Suite 330
 Asheville, NC 28803

Service
 location: 980 Brevard Rd
 Suite 100
 Asheville, NC 28806

Services Provided

-Replaced 1-175watt bulb

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost	Ext.
19-Sep-18	3.5	Plaza PM	labor	no	40.00	140.00	
Subtotal						140.00	
(Tax rate: 8.25%)						Tax	0.00
Total						140.00	

Terms: Needs Ballast Changed West ELC. Is Coming Wednesday Or Thursday To Change It.

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
7/1/18	32629

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$585.00
--------------------	-----------------

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Amount
Monthly Contractual Services			585.00	585.00
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$585.00
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$585.00
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$585.00

THE ACER SERVICES GROUP

DATE 7/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP073118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

QUANTITY	DESCRIPTION AND MARKS	TOTAL
13	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY 1/2 hour extra service per request	\$793.00 \$13.75

502.502.001.603310.003

KH
8.6.18
TOTAL \$806.75

THE ACER SERVICES GROUP

DATE 7/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP073118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

SWEEPING SERVICE AT K MART PLAZA

QUANTITY		DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	July		\$455.00
<hr/>			
502.502.001.603310.003			

KH
8.6.18
TOTAL \$455.00

Subtotal	\$585.00
Sales Tax (7.0%)	\$0.00
Total	\$585.00
Payments/Credits	\$0.00
Balance Due	\$585.00

Mobile Magic

Pg 23 of 31

Invoice

9 Rhododendron Circle
Asheville, NC 28805
(828) 279-5265

Date	Invoice #
8/17/2018	705

Bill To
Biltmore Farms One Town Square Boulevard Suite 300, Asheville, NC 28803

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pressure wash sidewalks at strip center by KMart Plaza on Brevard Road	598.00	598.00
	Pressure wash sidewalks in front of Kmart	125.00	125.00
<i> KH 8/17/18 502-502-001-603310.009 </i>			
Total			\$723.00

THE ACER SERVICES GROUP

DATE 8/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP083118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY SWEEP SERVICES	AUGUST	DESCRIPTION AND MARKS	TOTAL \$455.00
		<i>AKH 9/5/18</i> <i>502.502.001.603310.003</i>	

TOTAL \$455.00

THE ACER SERVICES GROUP

DATE

8/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP083118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
14	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY 1/2 hour extra service per request	\$854.00 \$13.75

TOTAL \$867.75

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
9/1/18	33257

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$585.00
-------------	----------

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Amount
Monthly Contractual Services			585.00	585.00
SNOW CREEK LANDSCAPING, LLC - SINCE 1989 Thanks for giving us the opportunity to serve you. We greatly value your business! *** GREAT NEWS *** You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Subtotal		\$585.00
		Sales Tax (7.0%)		\$0.00
		Total		\$585.00
		Payments/Credits		\$0.00
<i>We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!</i>		Balance Due		\$585.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
9/19/18	33417

Bill To:

Biltmore Farms, LLC

P.O. Box 5355

Asheville, NC 28813-

Property Location:

Plaza At Biltmore Square

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$540.00
--------------------	-----------------

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Amount
9/15/18 Trim slopes behind Center.			540.00	540.00
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$540.00
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$540.00
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$540.00

THE ACER SERVICES GROUP

DATE

9/30/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP093018**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER:

BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

QUANTITY	DESCRIPTION AND MARKS	TOTAL
13	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$793.00

TOTAL \$793.00

THE ACER SERVICES GROUP

DATE

9/30/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP093018**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	september	\$455.00

TOTAL \$455.00



DUKE ENERGY
PROGRESS

18-23538-shl

Doc 3413-2

Filed 04/29/19

Pg 30 of 31

Customer Bill

09/19 17:19:49

Exhibit B
page 1 of 2



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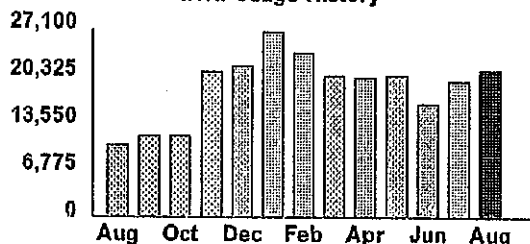
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED

AUG 16 2018

Account number 349 338 8775
Total due \$3,629.45
Current charges past due after Aug 27
Usage period Jul 9 - Aug 10
This bill was mailed on August 13, 2018

kWh Usage History



Usage

Meter number TJ6678
Readings: Aug 10 57118
Jul 9 - 56261
Meter constant x 25
kWh usage 21425
Days in period 32 Average kWh per day 670

Total Peak Registration

On-peak KW Jul 12 at 9:44 pm 59.75
Off-peak KW Aug 1 at 10:14 pm 59.50

Billing SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 32 Days

Basic customer charge	35.50
On-peak KWH	3,225 kwh x \$0.05869 189.2753
Off-peak KWH	18,200 kwh x \$0.04644 845.2080
On-peak KW	59.75 kw x \$10.78000 644.1050
REPS Adjustment	6.42
1% Late payment charge	17.71
7% North Carolina sales tax	120.44
Current bill amount	1,858.66
Balance before current bill	1,770.79
Total due	\$3,629.45

The past due date applies to current charges and does not extend the due date for previous charges.

Current month Time-of-Use Savings for meter TJ6678: \$ 158.14, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,206.27

This bill is subject to a 1% per month late payment charge after 09/06/2018.

Please detach here.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

Return portion

BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

Account number
349 338 8775

Total due \$3,629.45
Current charges past due after Aug 27

Make checks payable
and return to:

Duke Energy Progress
PO BOX 1003
Charlotte NC 28201-1003

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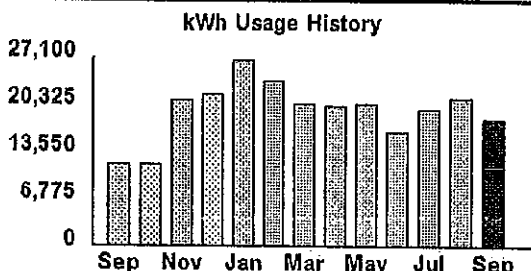
Customer Bill



042731 000000469
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

SEP 14 2018

Account number 349 338 8775
Total due \$1,677.65
Current charges past due after Sep 25
Thank you for your payment Aug 23 \$3,629.45
Usage period Aug 10 - Sep 8
This bill was mailed on September 11, 2018



Usage
Meter number TJ6678
Readings: Sep 8 57856
Aug 10 - 57118
Meter constant x 25
kWh usage 18450
Days in period 29 Average kWh per day 636

Total Peak Registration
On-peak KW Aug 10 at 8:59 pm 59.25
Off-peak KW Aug 11 at 8:59 pm 59.25

Billing

GS-TOU rate CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 29 Days

low rate service Charges if new rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	2,300 kwh	x	\$0.05920	136.1600
Off-peak KWH	16,150 kwh	x	\$0.04695	758.2425
On-peak KW	59.25 kw	x	\$10.78000	638.7150
New Rate Subtotal				1,568.6175

old rate service Charges if old rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	2,300 kwh	x	\$0.05869	134.9870
Off-peak KWH	16,150 kwh	x	\$0.04644	750.0060
On-peak KW	59.25 kw	x	\$10.78000	638.7150
Old Rate Subtotal				1,559.2080

Please detach here.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

Return portion

BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

Account number
349 338 8775

502-502-001-701165.00/
KH 9/18/18

Total due \$1,677.65
Current charges past due after Sep 25

Make checks payable
and return to:

Duke Energy Progress
PO BOX 1003
Charlotte NC 28201-1003

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